

## WARRANTY DEED

This Warranty Deed made this 27 day of February, 2025 by and between **Ramona F. Cwalinski who acquired title as and who is also known as Ramona F. Swalinski and Roseanna M. Jennings, Grantors**, who is the owner of a parcel of land located at 2944 D ½ Road, Grand Junction, CO 81504 as recorded at Reception No. 1713615, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100 , (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-07A – Containing 2,188 square feet (0.05 acres) and more particularly described on **Exhibit "A"** and **Exhibit "C"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

RW-07B – Containing 3,089 square feet (0.07 acres) and more particularly described on **Exhibit "B"** and **Exhibit "C"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-172-00-065

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that Grantors will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

The Grantor agrees that this deed may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one warranty deed for all the interests of the Grantors in the property described above.

Executed and delivered this 26 day of February, 2025.

Ramona F. Cwalinski

Ramona F. Cwalinski who acquired title as and who is also known as Ramona F. Swalinski

State of Colorado )

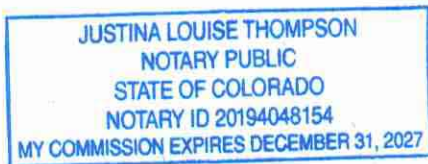
) ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 26 day of February, 2025, by Ramona F. Cwalinski who acquired title as and who is also known as Ramona F. Swalinski.

Witness my hand and official seal.

My Commission Expires: 12-31-2027



[Handwritten Signature]  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

2943-172-00-065

RIGHT-OF-WAY PARCEL NO. RW-07A

A parcel of land being a portion of the tract of land as described in Reception Number 1713615 located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SE1/4 NW1/4 bears S.89°59'39"W. with all other bearings contained herein being relative thereto; thence along the south line of said SE1/4 NW1/4, S.89°59'39"W. a distance of 330.33 feet to the southeast corner of said entire tract and the Point of Beginning.

Thence along the south line of said entire tract, S.89°59'39"W. a distance of 131.99 feet to the southwest corner of said entire tract; thence along the west line of said entire tract, N.00°02'22"W. a distance of 16.12 feet to north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, N.89°36'01"E. a distance of 131.94 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°12'19"E. a distance of 17.03 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,188 square feet or 0.05 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690  
Survey Manager, Horrocks  
2161 W. Grove Parkway Suite #100  
Pleasant Grove, UT 84062



# EXHIBIT B

## LEGAL DESCRIPTION

2943-172-00-065

### RIGHT-OF-WAY PARCEL NO. RW-07B

A parcel of land being a portion of the tract of land as described in Reception Number 1713615 located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SE1/4 NW1/4 bears S.89°59'39"W. with all other bearings contained herein being relative thereto; thence along the south line of said SE1/4 NW1/4, S.89°59'39"W. a distance of 330.33 feet to the southeast corner of said entire tract; thence along the east line of said entire tract, N.00°12'19"W. a distance of 17.03 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence along the north edge, S.89°36'01"W. a distance of 131.94 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°02'22"W. a distance of 23.88 feet; thence N.89°59'39"E. a distance of 131.87 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°12'19"E. a distance of 22.97 feet to the Point of Beginning.

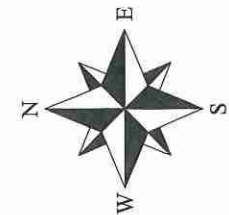
Said parcel of land CONTAINING 3,089 square feet or 0.07 acres, more or less, as described.

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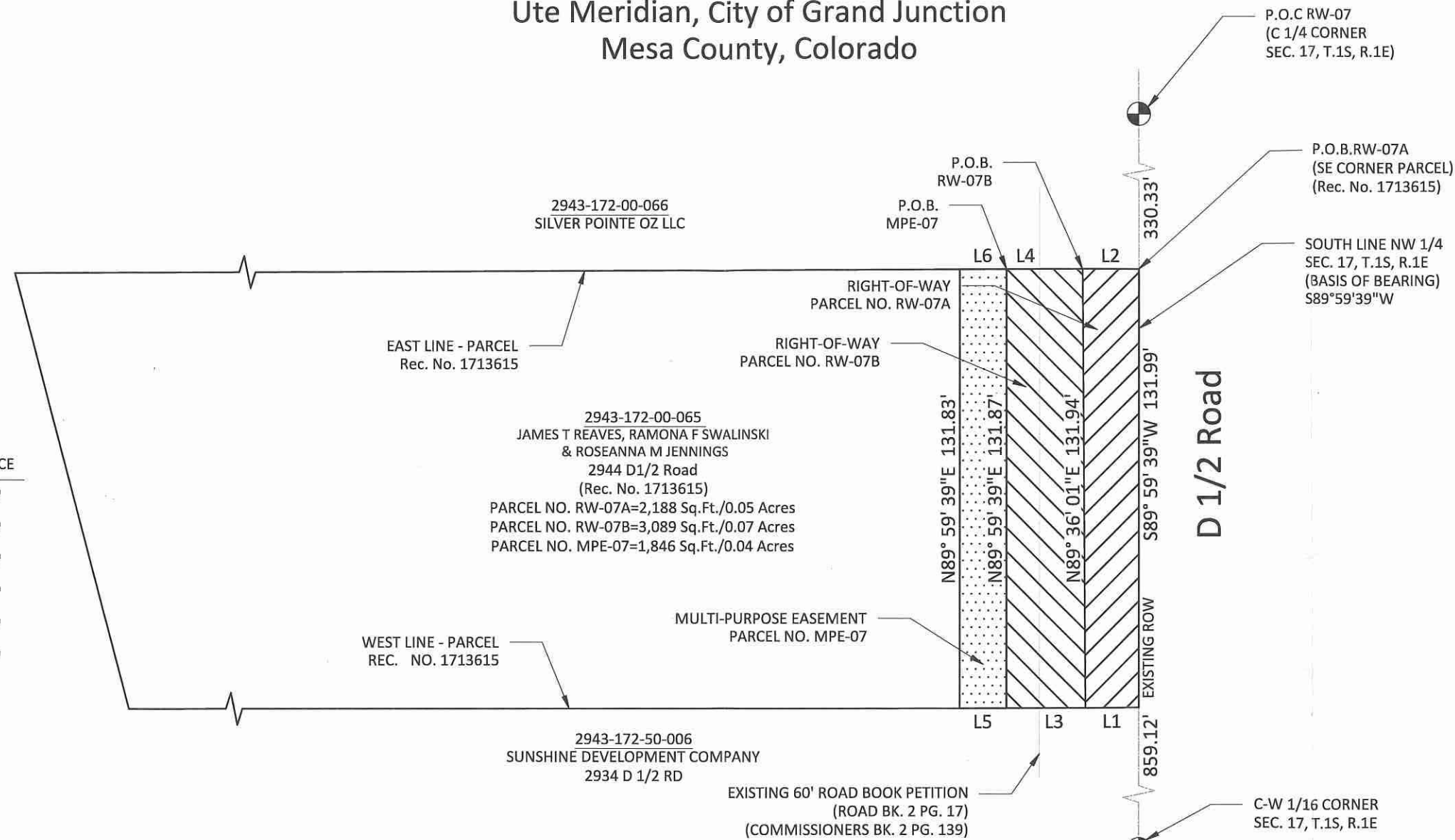
# EXHIBIT C

Portion of 2943-172-00-065  
 Located in a part of the  
 SE 1/4 NW1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



Line Table

LINE	BEARING	DISTANCE
L1	N00° 02' 22"W	16.12'
L2	S00° 12' 19"E	17.03'
L3	N00° 02' 22"W	23.88'
L4	S00° 12' 19"E	22.97'
L5	N00° 02' 22"W	14.00'
L6	S00° 12' 19"E	14.00'

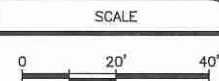


**ABBREVIATIONS**

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: SMB  
 DATE: 04-11-2024  
 REVIEWED BY: BTL  
 APPROVED BY: CSB  
 SCALE: 1"=40'



**ENGINEERING &  
 TRANSPORTATION**  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 7